

PERMIT APPLICATION: NRS 07-127

APPLICANT: Cypress Equities
(Attn: Mark Rone)
15601 Dallas Parkway, Suite 400
Addison, Texas 75001

LOCATION: Greensboro Village is adjacent to Volunteer State Community College and immediately past Blaise Road on the north side of US 31E, Gallatin, Sumner County, TN

WATERSHED DESCRIPTION: Rankin Branch, Cumberland River Watershed (HUC 05130201). Subject property and surrounding property consists of hay fields and pasture with very few trees. One unnamed tributary to Rankin Branch and five distinct wetland areas exist on the Greensboro property. Two of the wetlands will be avoided, but three would be filled with clean earth and stone. Two impacted wetlands are monocultures of fescue while the third is emergent. The total impacts to these three sites total 0.72-acre. The three wetlands and unnamed tributary to Rankin Branch are considered Tier 1 waters, not high quality. As with Rankin Branch, the unnamed tributary is intermittent.

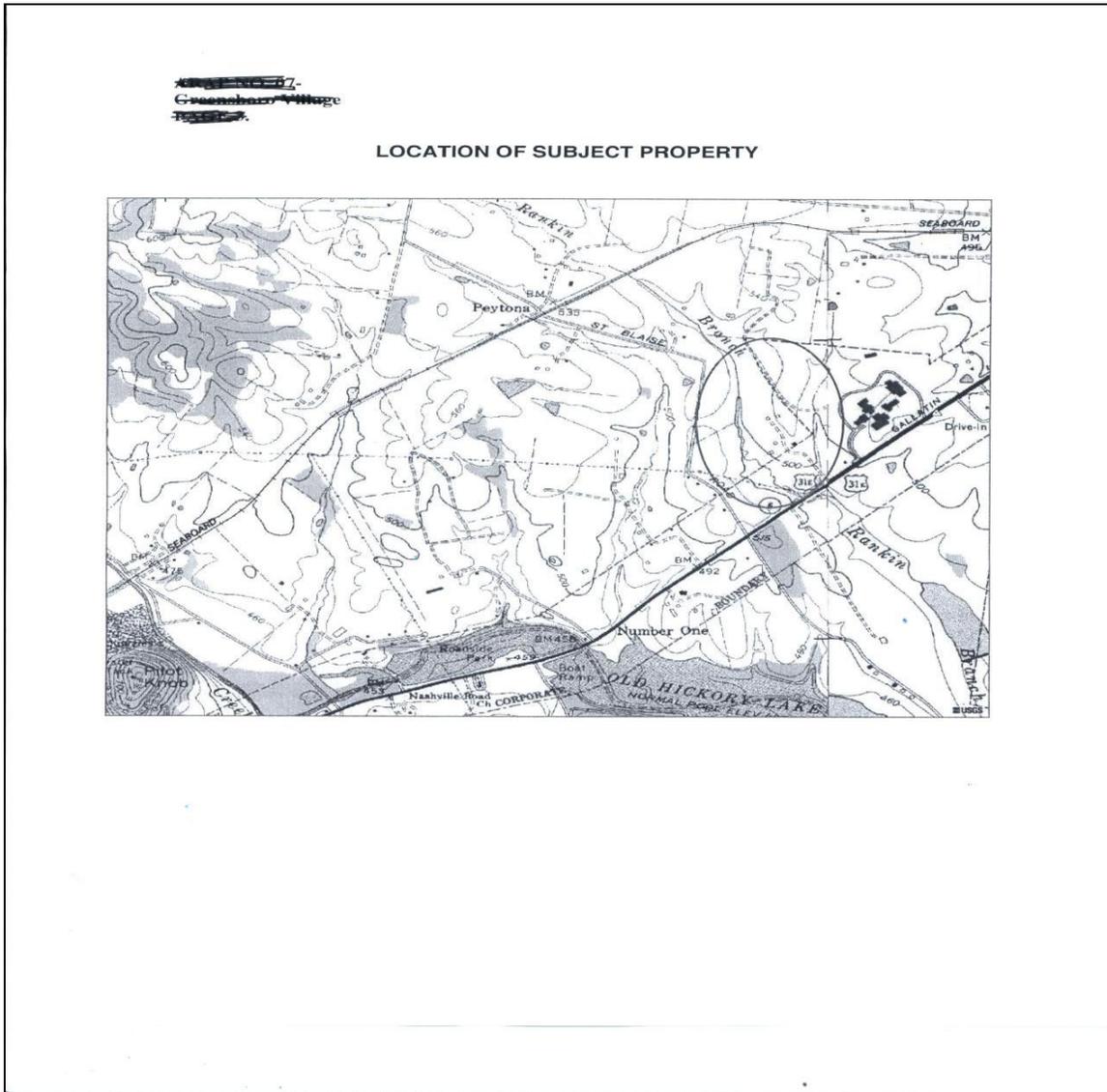
PROJECT DESCRIPTION: The proposed project consists of a large commercial development involving several large retail outlets. In order to develop the property an unnamed tributary to Rankin Branch is proposed for relocation (541.48 feet) along the northern property boundary with Vol State Community College. The stream would emerge from a bottomless 10' x 6' x 100' concrete box culvert and its flow placed in a relocated channel (342.07 feet) that would connect with the existing TDOT culvert under US 31E. Total loss of stream footage would be 8.84 feet. In addition, 120 linear feet will be placed in a culvert between the two relocated segments. The unnamed tributary would be filled with clean material along its entire 862.82 feet. In addition, Rankin Branch would be crossed at three locations using bridges with no filling below ordinary high water. The project would also impact 0.72-acre of jurisdictional wetlands. Wetland 1 is located along the Vol State Community College boundary and is 0.22-acre. Clean material would be placed in this wetland to allow access to the rear of the Major Anchor. Likewise, Wetlands 2 (0.23-acre) & 5 (0.27-acre) would be filled with clean material to allow fill for small businesses. Wetlands 3 & 4 were avoided.

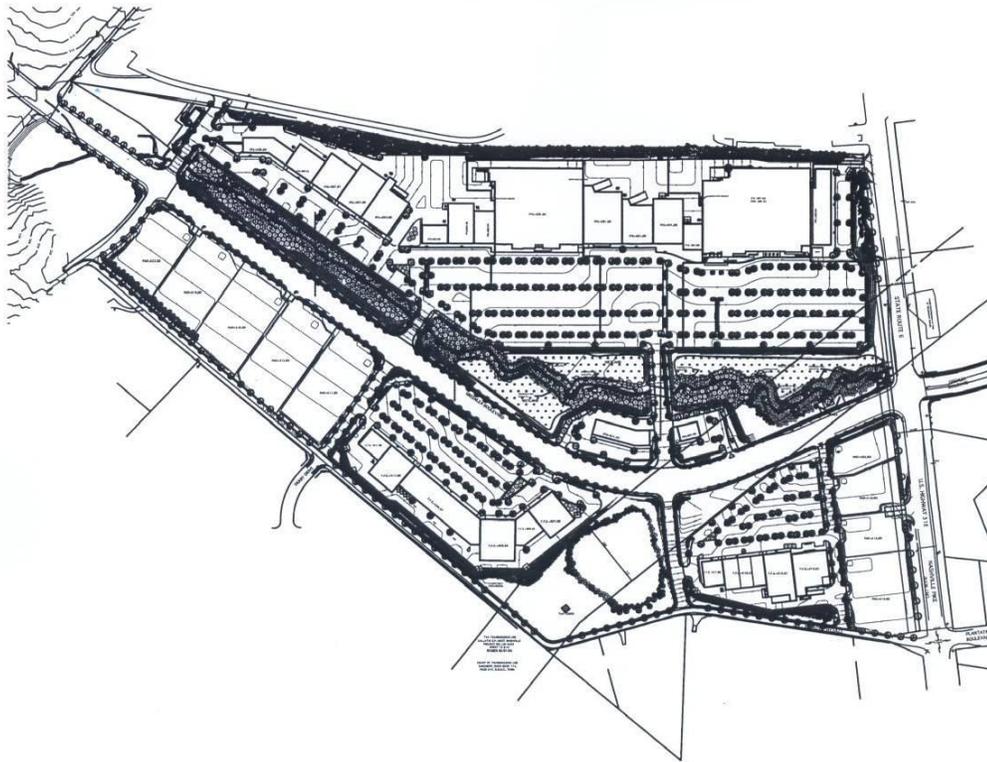
Because the relocated channels cannot be designed to replicate the original channel's sinuosity, slope, and pool and riffle complex (geomorphological features), and for the placement of 120 linear feet of the unnamed tributary in a culvert, Cypress Equities proposes to enhance 2,083 feet of Rankin Branch by establishing a 50-foot riparian buffer along both sides of the creek, which would be protected through the division's landuse restrictions. This buffer would be planted with red maple, willow & Shumard oaks, sweetgum, and American sycamore trees. In addition, stream mitigation would include strategically placing no more than 10 aquatic habitat stream deflectors along a 2,083-foot segment of stream.

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Tennessee Department of Environment & Conservation
Division of Water Pollution Control, Natural Resources Section
7th Floor L & C Annex 401 Church Street
Nashville, TN 37243

In deciding whether to issue or deny a permit, the department will consider all comments on record and the requirements of applicable federal and state laws.



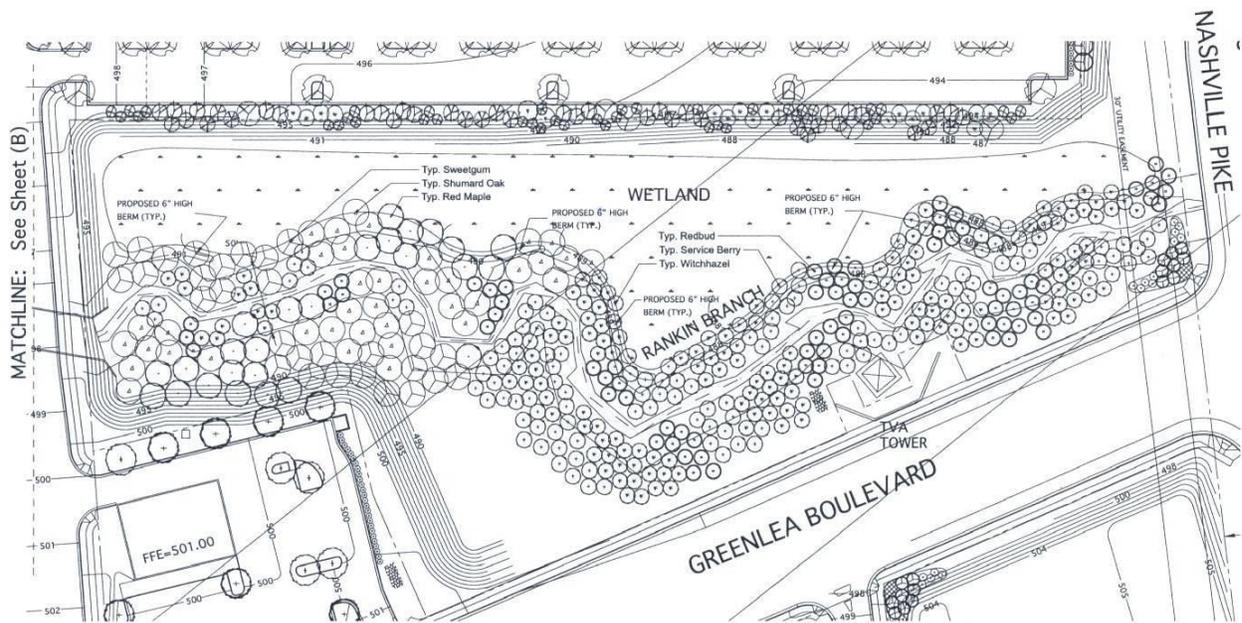


LANDSCAPE PLAN
CYPRESS EQUITIES

GREENSBORO VILLAGE
Gallatin, TN



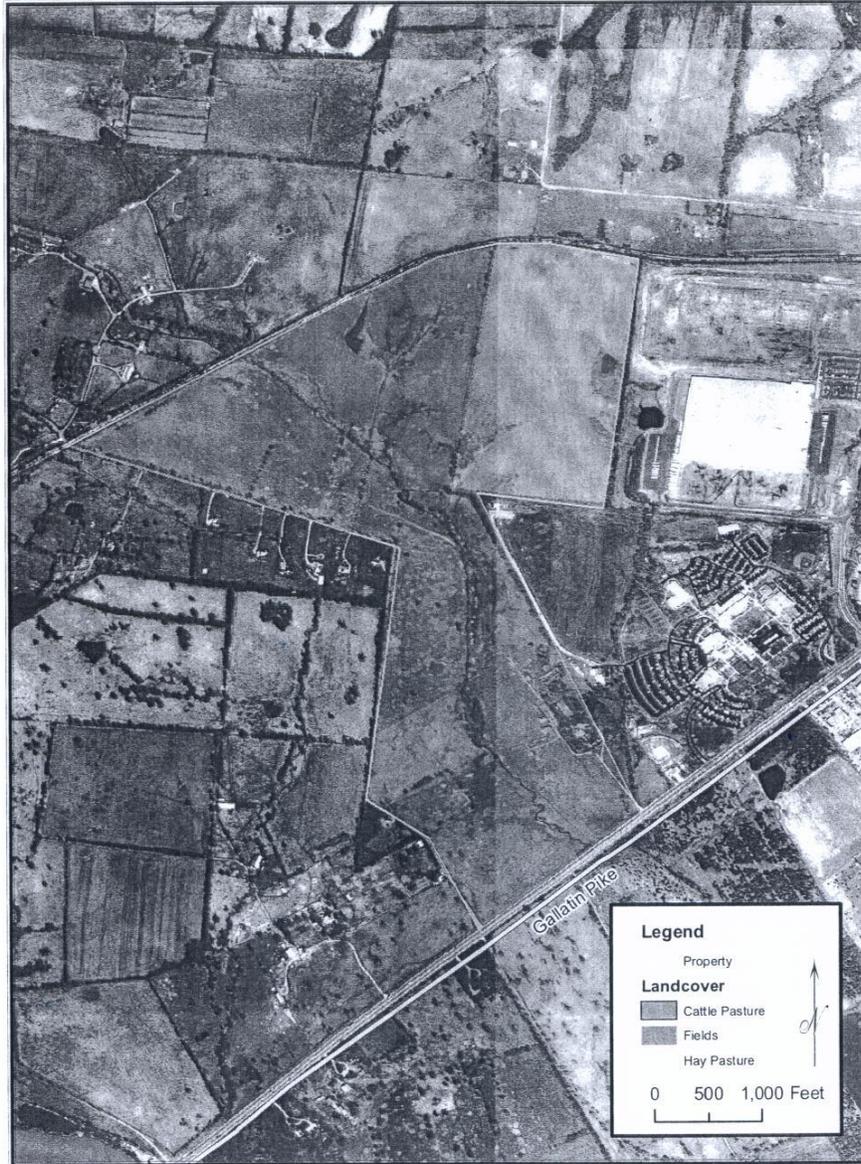
Scale: 1" = 500'- 0"



RANKIN BRANCH (A)
CYPRESS EQUITIES

GREENSBORO VILLAGE
Gallatin, TN

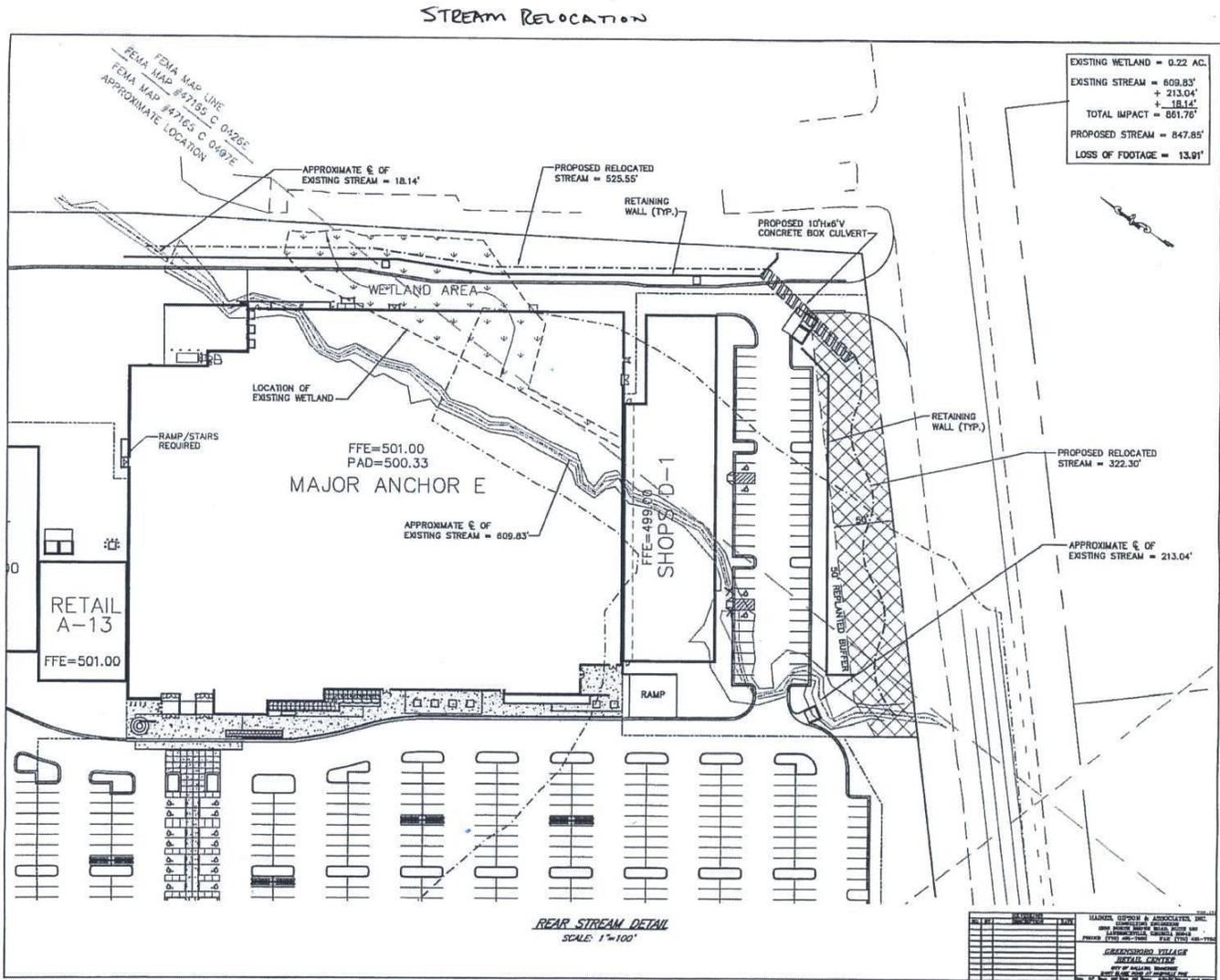

Scale: 1" = 100'- 0"
8.28.07



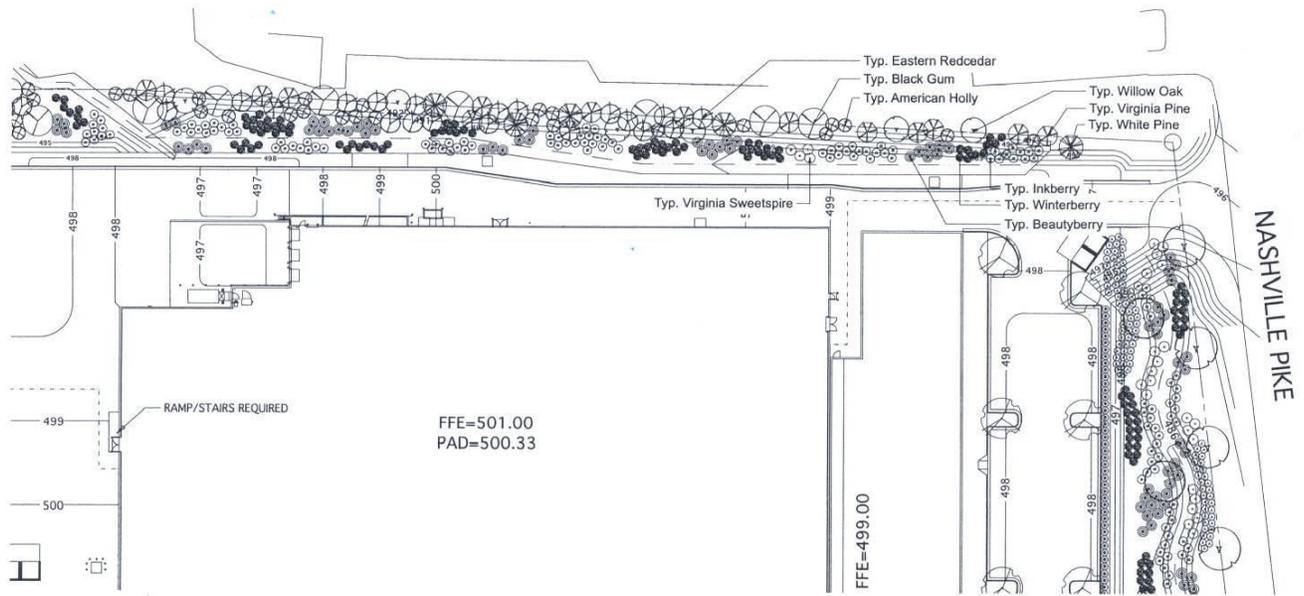
BDY Breedlove, Dennis, Young & Associates, Inc.
2040 17th Avenue South, Nashville, Tennessee 37212 P: 615-866-9797 F: 615-866-9798

Figure 2. Generalized landcover at site located west of Gallatin, Tennessee as shown on a 1999 aerial photograph.

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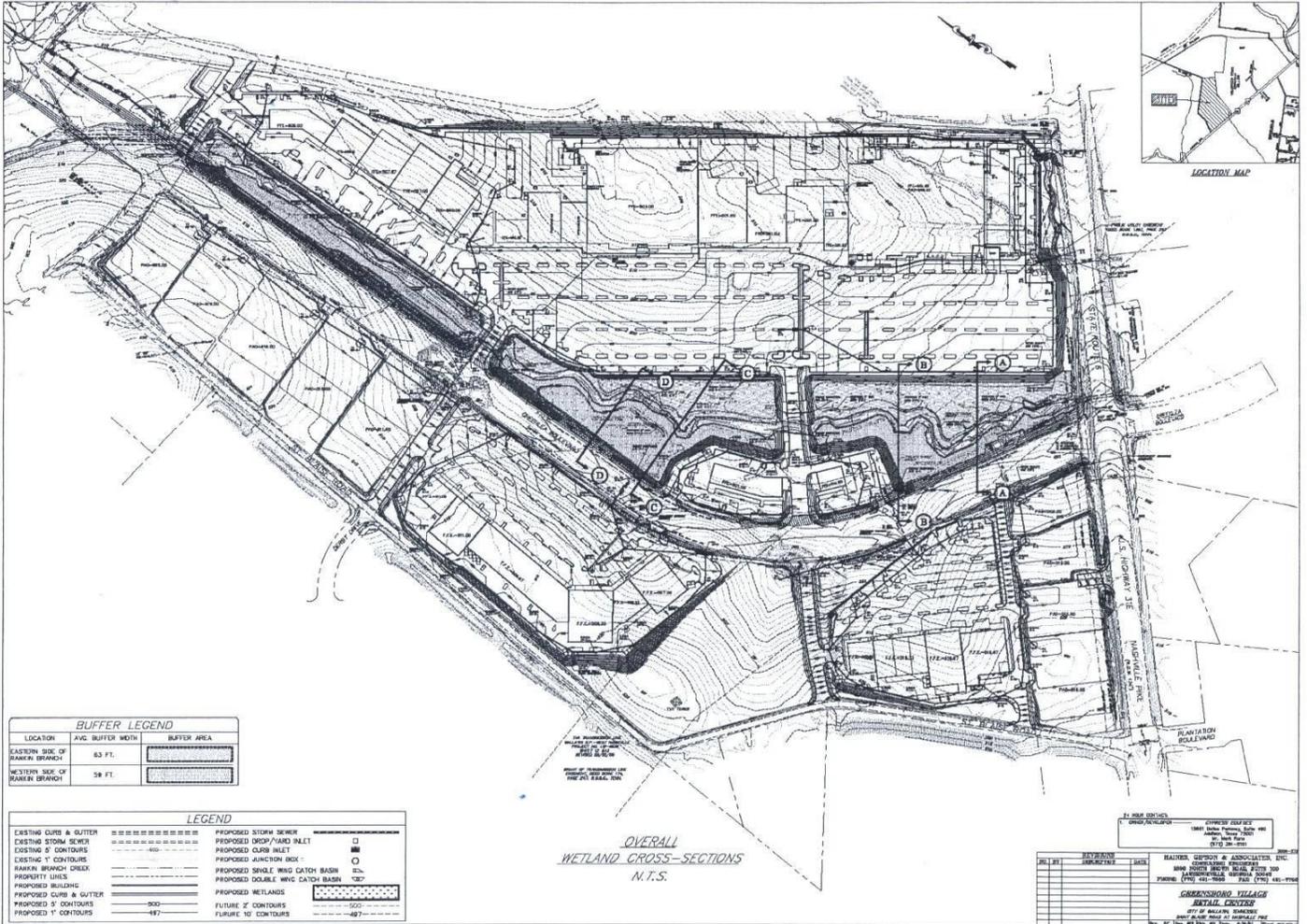
STREAM RELOCATION
CYPRESS EQUITIES

GREENSBORO VILLAGE
Gallatin, TN



Scale: NTS
8.28.07

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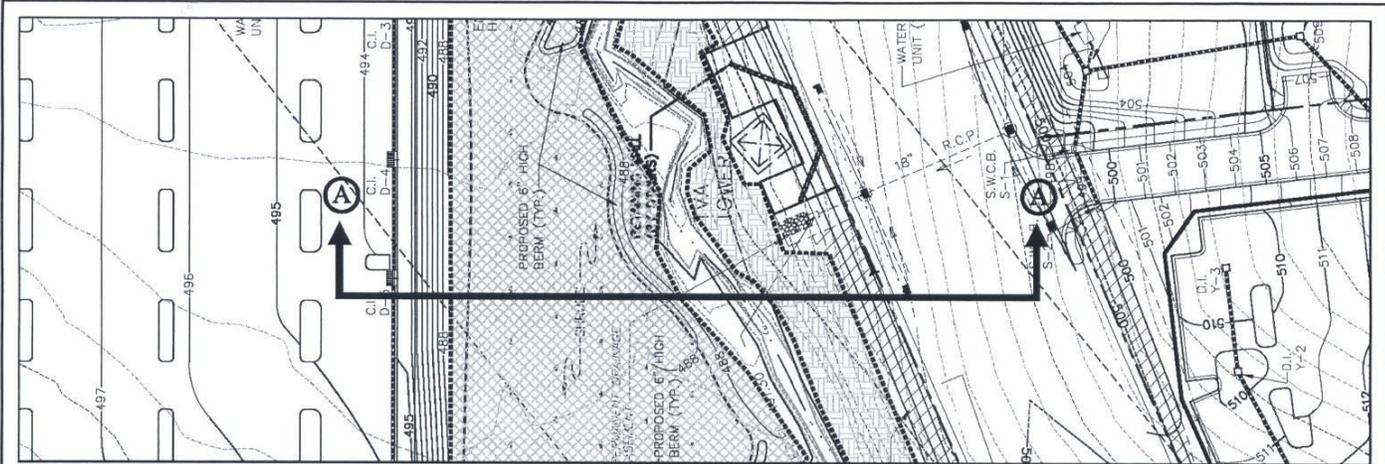
| BUFFER LEGEND | | |
|-------------------------------|-------------------|-------------|
| LOCATION | AVG. BUFFER WIDTH | BUFFER AREA |
| EASTERN SIDE OF BARKEN BRANCH | 63 FT. | [Pattern] |
| WESTERN SIDE OF BARKEN BRANCH | 39 FT. | [Pattern] |

| LEGEND | |
|----------------------------------|----------|
| EXISTING CURB & GUTTER | [Symbol] |
| EXISTING STORM SEWER | [Symbol] |
| EXISTING 5' CONTOURS | [Symbol] |
| EXISTING 1' CONTOURS | [Symbol] |
| BARKEN BRANCH CREEK | [Symbol] |
| PROPERTY LINES | [Symbol] |
| PROPOSED BUILDING | [Symbol] |
| PROPOSED CURB & GUTTER | [Symbol] |
| PROPOSED 5' CONTOURS | [Symbol] |
| PROPOSED 1' CONTOURS | [Symbol] |
| PROPOSED STORM SEWER | [Symbol] |
| PROPOSED DROP/VAID INLET | [Symbol] |
| PROPOSED CURB INLET | [Symbol] |
| PROPOSED JUNCTION BOX | [Symbol] |
| PROPOSED SINGLE WIND CATCH BASIN | [Symbol] |
| PROPOSED DOUBLE WIND CATCH BASIN | [Symbol] |
| PROPOSED WETLANDS | [Symbol] |
| FUTURE 5' CONTOURS | [Symbol] |
| FUTURE 10' CONTOURS | [Symbol] |

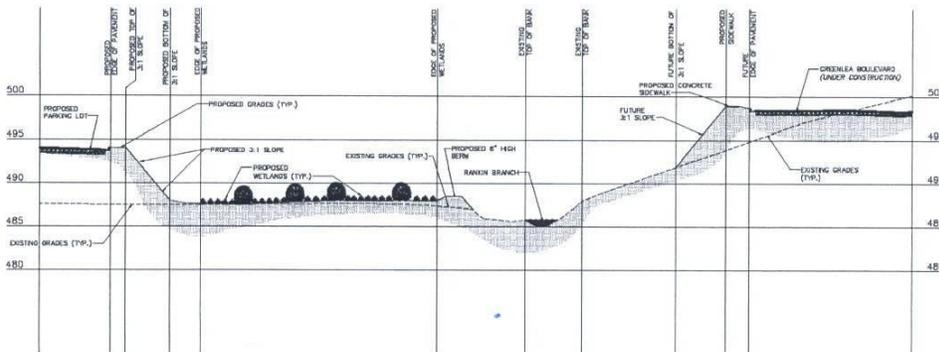
| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|------|-------------|----|---------|
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ENGINEER: RAINIER GUYON & ASSOCIATES, INC.
 18481 10th Avenue, Suite 100, Greenwood Village, CO 80120
 303-751-1000
 PROJECT: GREENSBORO VILLAGE
 SHEET: 10 OF 10
 DATE: 07/15/08

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PLAN VIEW
N.T.S.



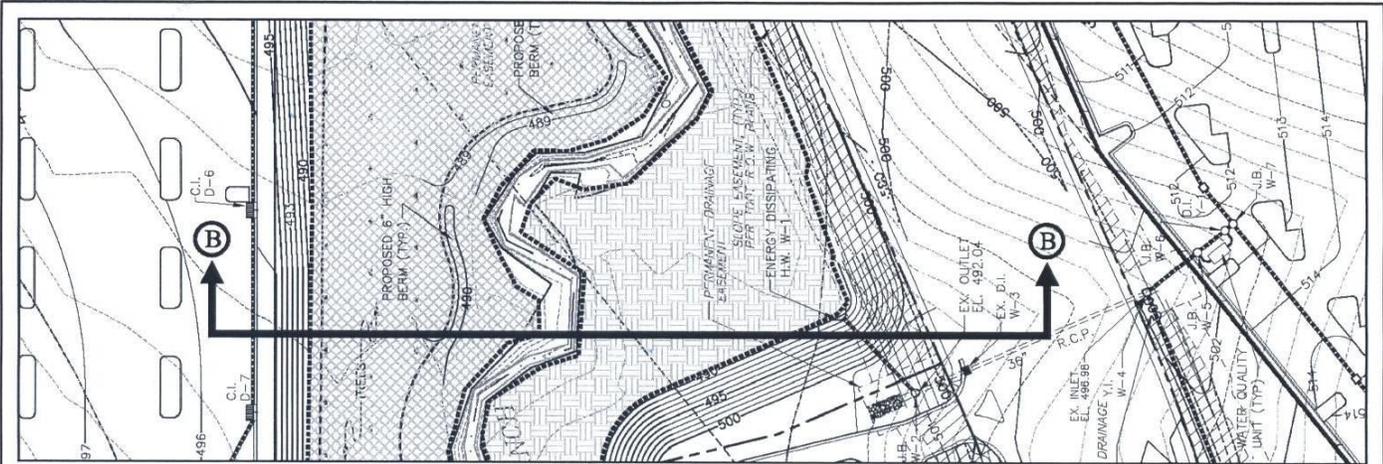
PROFILE VIEW
N.T.S.

WETLANDS CROSS-SECTIONS
LINE "A"

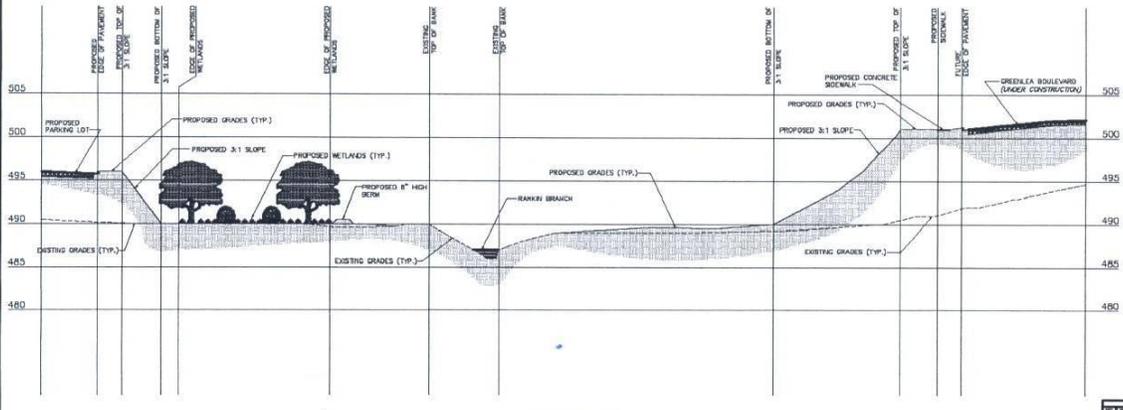
| NO. | DATE | DESCRIPTION | BY |
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HANSEN CONSULTING & ASSOCIATES, INC.
 1000 WEST 10TH AVENUE
 LITTLETON, COLORADO 80120
 PHONE: (303) 948-1100 FAX: (303) 948-1101
GREENSBORO VILLAGES
INITIAL CROSS-SECTION
 07/14/2009
 DRAWN BY: J. HANSEN
 CHECKED BY: J. HANSEN

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PLAN VIEW
N.T.S.

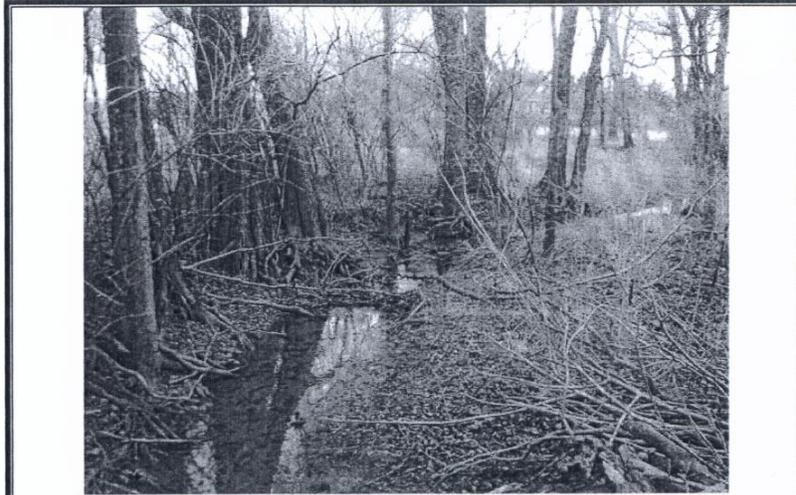


PROFILE VIEW
N.T.S.

**WETLANDS CROSS-SECTIONS
LINE 71**

| NO. | REVISION | DATE |
|-----|----------|------|
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HARTER, GURCH & ASSOCIATES, INC.
 ONE SOUTH MAIN STREET, SUITE 200
 GREENSBORO, NORTH CAROLINA 27401
 PHONE (703) 850-1100 FAX (703) 850-1170
GREENSBORO VILLAGE
FINAL CROSSING
 107 W. MAIN, GREENSBORO, NC
 DATE: 07/20/07 DRAWN BY: JAC



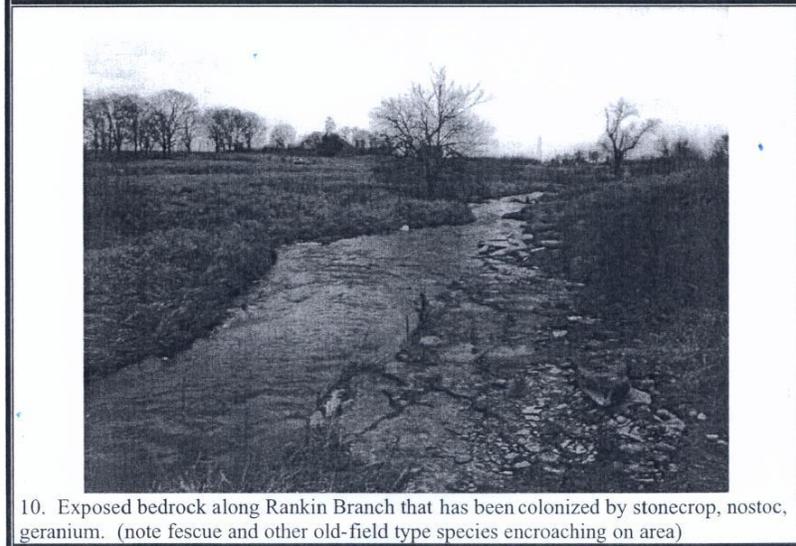
15. View upstream along small drainage with established riparian canopy.



16. Small wooded area along eastern boundary of property dominated by hackberry, bush honeysuckle, privet, multiflora rose, and cedar.



9. View upstream along Rankin Branch where riparian buffer is dominated by herbaceous species such as fescue with occasional populations of sedges.



10. Exposed bedrock along Rankin Branch that has been colonized by stonecrop, nostoc, geranium. (note fescue and other old-field type species encroaching on area)

